

Listing ID# : SALTUT0011173

C-Store, Feed & Tack Store, Trailer sales

n/a, Utah

Financial Information

Asking Price:	\$ 2,790,000
Annual Receipts:	\$ 5,550,081
Cash Flow:	\$ 565,929
Downpayment:	\$ 2,790,000
FF&E:	\$ 75,000
Inventory:	\$ 227,521

General Information

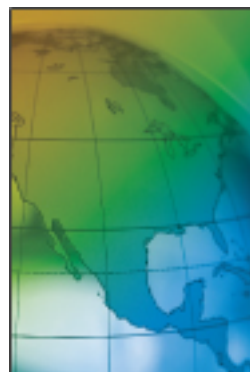
Reason for Sale:	Pursuing other Business Interests
Year Established:	1955
Years Owned by Seller:	3
Employees:	FT: 1, PT: 10

Business Summary

The Company operates as a gas station/ truck stop and convenience store, and in addition the only retail farm and ranch supply outlet in its market. It enjoys an ideal location with a growing customer/traffic base and has ample room for expansion of services. Through its diverse profit centers and absentee ownership the business offers unique opportunities for growth. The real estate is included and has a recent appraisal of \$1.7M.

Building & Property

Building:	4,264 sq ft
Monthly Rent:	\$ n/a
Real Estate Available:	Yes
Real Estate Price:	\$ 1,700,000

Contact Information**Mike Drury**
Bruce Sternke

6985 South Union Park Ave., Suite 650
Salt Lake City, Utah 84047
Office: (801) 565-8824
Fax: (801) 565-0957
Email: sales@unitedbusinessbrokers.com
www.unitedbusinessbrokers.com